

8K 7159PG332

P.O.  
47-243  
47-243  
TRANSFER  
TAX  
PAID

**WARRANTY DEED**  
**037612**

**KNOW ALL MEN BY THESE PRESENTS, THAT WE, CYRIL A. CODERE and JEANNE L. CODERE** both of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **LAWRENCE C. HARWOOD and GRETCHEN J. HARWOOD**, both of Waterville, County of Kennebec and State of Maine, whose mailing address is 22 Quarry Road #36, Waterville, Maine 04901

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, **WITH WARRANTY COVENANTS**, unto the said **LAWRENCE C. HARWOOD and GRETCHEN J. HARWOOD**, as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land, situated southeasterly of First Rangeway, in the City of **WATERVILLE**, County of Kennebec and State of Maine and being more particularly described as follows, to wit:

Beginning at a point in the generally southerly line of said First Rangeway at the southwesterly corner of land now or formerly owned by William Batten, said Batten's Deed is recorded in Book 3485 at Page 263; thence south fifty-two degrees thirty-six minutes west (S 52° 36' W) along the southerly line of said First Rangeway for one hundred thirty-three and five tenths (133.5) feet to a point and the northwest corner of other land of said Cyril and Jeanne Codere, said Codere's Deed is recorded in Book 3381 at Page 245; thence south sixty-two degrees fifty minutes east (S 62° 50' E) along the northerly line land of said Codere and the northerly line of land now or formerly owned by Bruce and Carolee McIntyre, said McIntyre's Deed is recorded in Book 1937 at Page 140, the northerly line of land now or formerly owned by Frank and Dorothy Bibber, said Bibber's Deed is recorded in Book 1613 at Page 73 and the northerly line of land now or formerly owned by Robert Roy, said Roy's Deed is recorded in Book 5818 at Page 201 for three hundred eighteen and five tenths (318.5) feet to a point at the northeast corner of said Roy and the northwest corner of land now or formerly owned by Frances Parker, said Parker's Deed is recorded in Book 1802 at Page 152; thence north twenty-nine degrees seven minutes east (N 29° 07' E) for one hundred seventeen and zero tenths (117.0) feet to a point in the southerly line of land now or formerly owned by Paul Grenier, said Grenier's Deed is recorded in Book 5494 at Page 2; thence north sixty-two degrees three minutes west (N 62° 03' W) along the southerly line of said Grenier and the southerly line of said Batten for two hundred sixty-five and one tenth (265.1+/-) feet more or less to the point of beginning.

Bearings referred to are magnetic 2002.

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Subject however, to a sewer easement from the within Grantors to Waterville Sewerage District dated August 11, 1991 and recorded on August 21, 1991 in the Kennebec County Registry of Deeds at Book 1235 Page 472.

Meaning and intending to describe a parcel of land containing zero and eighty hundredths (0.80 +/-) acres, more or less and being a portion of the same premises conveyed to the herein Grantors by Warranty Deed of Eugene L. Letourneau, dated November 29, 1986 and recorded in the Kennebec County Registry of Deeds at Book 3066 Page 048.

IN WITNESS WHEREOF, WE, CYRIL A. CODERE and JEANNE L. CODERE have hereunto set our hands and seals this \_\_\_\_ day of November, 2002.

Signed, Sealed and Delivered  
in the presence of:

*Peter T. Dawson*  
Witness *by 5/18/02*

\_\_\_\_\_  
Witness

*C. A. Codere*  
**CYRIL A. CODERE**  
*Jeanne L. Codere*  
**JEANNE L. CODERE**


**ACKNOWLEDGEMENT**

STATE OF MAINE  
KENNEBEC, ss.

November \_\_\_\_, 2002

Personally appeared the above named CYRIL A. CODERE and JEANNE L. CODERE acknowledged the foregoing instrument to be their free act and deed.

Before me,

*Peter T. Dawson*  
NOTARY PUBLIC  
PETER T. DAWSON  
Notary Public, Maine  
My Commission Expires May 12, 2006  
(PRINT NAME)  


re.deeds.Codere to CODEREDEED

RECEIVED KENNEBEC SS.

2002 NOV 26 AM 9:50

ATTEST: *Beverly B. Belding*  
REGISTER OF DEEDS